

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NW/S Greencove Circle, cor. SW/S  
of Bluecrab Court \* ZONING COMMISSIONER  
4408 Greencove Circle  
15th Election District \* OF BALTIMORE COUNTY  
7th Councilmanic District  
Beachwood I Limited Partner- \* Case No. 97-484-A  
ship, Petitioner

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located 4408 Greencove Circle, in the Beachwood Estate subdivision in eastern Baltimore County. The Petition was filed by Beachwood I Limited Partnership, property owner. Variance relief is requested from Section 1B01.2.C.1.b. of the Baltimore County Zoning Regulations (BCZR) to permit a setback of 18 ft from a building face to a rear lot line, in lieu of the required 30 ft. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Joseph Maranto, on behalf of Beachwood I Limited Partnership, property owner. The Petitioner was represented by John B. Gontrum, Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is a corner lot, located at the intersection of Greencove Circle and Bluecrab Court. As noted above, the property is located within the Beachwood subdivision, a residential subdivision in eastern Baltimore County near Back River and Green Hill Cove. Presently, the lot is unimproved. The property is .177 acres in area, zoned D.R.3.5.

The Petitioner proposes constructing a single family dwelling on the property. The proposed building envelope is as shown on the site plan.

ORDER RECEIVED FOR FILING

Date

By

9/23/97  
M. Gorak

The dwelling will feature a garage. Vehicular access to the property and garage will be by way of a driveway from Greencove Circle.

Architectural elevation drawings were also submitted at the hearing. Those drawings and the site plan indicate that the building features a notch along the front building face, at that point of the front wall where the front door is located. This notch is designed for esthetic purposes. Due to this architectural feature, the front door of the building will actually face Greencove Circle, notwithstanding that the orientation of the dwelling generally is towards Bluecrab Court. The BCZR provides that the front yard of a property is where the front door faces and that the rear yard is adjacent to the opposite building face. Due to the location of the front door and these provisions of the BCZR, the requested variance is necessary, in that the "rear yard" is of insufficient width. For practical purposes, however, that yard will actually be used as a side yard and the side yard will be utilized as the rear yard. The side yard area is over 38 ft. in dimension and more than meets the side and/or rear yard requirements.

In my judgment, the Petition for Variance should be granted. The uniqueness of this lot and building style justifies a grant of the relief. Denial of the variance would cause the Petitioner practical difficulty and would detrimentally impact other properties. The Petitioner has satisfied the requirements set forth in Section 307 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23<sup>rd</sup> day of June 1997 that a variance from Section 1B01.2.C.1.b. of the Baltimore County Zoning Regulations (BCZR) to permit

ORDER RECEIVED FOR FILING

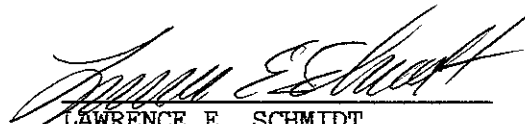
Date

By

6/23/97  
M. Ward

a setback of 18 ft from a building face to a rear lot line, in lieu of the required 30 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES/mm

ORDER RECEIVED FOR FILING

Date

6/23/97

By

M. Novak



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

June 20, 1997

John Gontrum, Esquire  
814 Eastern Boulevard  
Baltimore, Maryland 21221

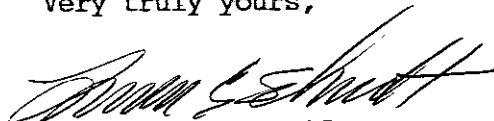
RE: Case No. 97-484-A  
Petition for Zoning Variance  
Property: 4408 Greencove Circle  
Beachwood I Limited Partnership, Petitioner

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

c: Mr. Joseph Maranto  
G.W. Stephens, Jr., and Assoc., Inc.  
668 Kenilworth Drive, Suite 100  
Towson, Maryland 21204



RE: PETITION FOR VARIANCE  
4408 Greencove Circle, NW/S Greencove  
Circle, corner SW/S Bluecrab Court  
15th Election District, 7th Councilmanic


Beachwood I Limited Partnership  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* CASE NOS. 97-484-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30<sup>th</sup> day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner.



PETER MAX ZIMMERMAN



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4408 Greencove Circle

which is presently zoned D.R. 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 1B01.2C1b to permit a setback of 18' from a building face to rear lot line in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The lot in this case is a corner lot, and the proposed house will meet all the required setbacks from street lines. It is desirable, however, to have a garage on the house in order to maintain community standards which have included attached garages. The unique shape of the lot relative to surrounding properties mandates a variance as requested in order to accommodate a garage and suitable setbacks from adjacent properties.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

John B. Contrum

(Type or Print Name)

Signature

814 Eastern Boulevard 1-410-686-8274

Address

Phone No.

Essex, Maryland 21221

City

State

Zipcode

DROP - OFF  
NO REVIEW



Printed with Soybean Ink  
on Recycled Paper

4/25/97

KCR

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Beachwood I Limited Partnership

(Type or Print Name)

Signature

Armando Cignarelli-General Partner

(Type or Print Name)

Signature

2401 York Road 410-560-1182

Address

Phone No.

Timonium, Md. 21093

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

97-484-A

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

March 11, 1997

RE: BEACHWOOD ESTATES, LOT 186

DESCRIPTION TO ACCOMPANY  
A PETITION FOR A VARIANCE

BEGINNING AT A POINT LOCATED S 71°00'25" W ± 42.92 FEET MORE OR LESS FROM POINT OF INTERSECTION OF THE CENTERLINES OF GREENCOVE CIRCLE AND BLUECRAB COURT. THENCE, IN A COUNTERCLOCKWISE DIRECTION:

1. N 9° 31' 52" W 14.14 FEET ±
  2. N 54° 31' 52" W 100.02 FEET ±
  3. S 35° 28' 08" W 90.72 FEET ±
  4. S 57° 21' 27" E 102.10 FEET ± TO A POINT ON A CURVE HAVING A RADIUS OF 680.00'.
  5. THENCE ALONG SAID CURVE FOR AN ARC LENGTH DISTANCE OF 33.55'± HAVING A CHORD OF N 34° 03' 21" E 33.54 FEET +
  6. N 35° 28' 08" E 42.83 FEET ± THENCE
- TO THE PLACE OF BEGINNING.

CONTAINING 7710 S.F. (.1770 AC.) OF LAND MORE OR LESS.

NOTE: THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND  
NOT TO BE USED IN CONVEYANCES OR AGREEMENT.



**BALTIMORE COUNTY, MARYLAND**

**OFFICE OF BUDGET & FINANCE**

**MISCELLANEOUS RECEIPT**

**97-484** No.

**035809**

**PAID RECEIPT**

04/25/97 02 5 JAR R 2500

Dept 5 513 ZONING VERIFICATION

CR NO. 035809

\$50.00 CK P-A-I-D

Baltimore County Maryland

Office Of Budget & Finance

DATE 4/25/97 ACCOUNT 001-6150

AMOUNT \$ 50.00 (WCR)

RECEIVED FROM: Chapx Chapel Homes, Inc.

FOR: 4408 Greencove Circle ITEM #484

#010 - VARIANCE

DROP-OFF -- NO REVIEW

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S VALIDATION**



## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

5/15

, 19 97

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/15, 19 97.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein as follows:

Case: #97-484-A  
4408 Greencove Circle  
NW/SE Greencove Circle, corner  
SW/SE Bloesrab Court  
15th Election District  
7th Councilmanic  
Legal Owners(s):  
Beachwood I Limited Partnership

Variance: to permit a setback of 18 feet from a building face to rear lot line in lieu of the required 30 feet.

Hearing: Monday, June 9, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations

Please Call (410) 887-3353.  
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

5/299 May 15

C143672

# CERTIFICATE OF POSTING

RE: Case No.: 97-484-A

Petitioner/Developer: BEACHWOOD I

LIMITED PARTNERSHIP

Date of Hearing/Closing: JUNE 9, 1997  
9 A.M.

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

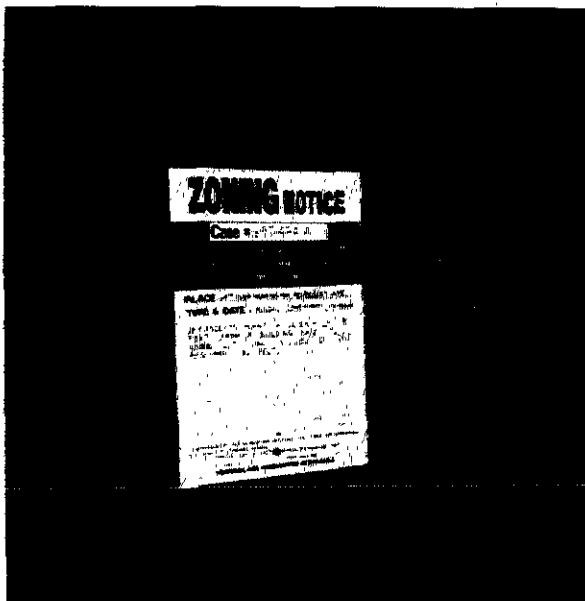
Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4408 GREENCOVE CIRCLE  
k/a lot 186 BEACHWOOD ESTATES

The sign(s) were posted on 5/22/97  
(Month, Day, Year)

Sincerely,



Joseph V. Maranto  
(Signature of Sign Poster and Date)

JOSEPH V. MARANTO  
(Printed Name)

2401 YORK ROAD  
(Address)

TIMONIUM, MD 21043  
(City, State, Zip Code)

410-560-1182  
(Telephone Number)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 28, 1997

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Baltimore, MD 21221

RE: Drop-Off Petition (Item #484)  
4408 Greencove Circle  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper forms pertaining to this. There is a form indicating the posting standards required by Baltimore County, as well as a list of vendors serving the Baltimore County area. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to Gwendolyn Stephens.

If you have any questions regarding the sign posting, please do not hesitate to contact Gwendolyn Stephens at 410-887-3391.

Very truly yours,

WCR/scj

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:scj

Enclosures



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

ITEM 484

## ZONING NOTICE

Case No.: 97-484-A

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: VARIANCE TO PERMIT A SETBACK OF  
18 FEET IN LIEU OF THE REQUIRED 30 FEET FOR  
A BUILDING FACE TO REAR LOT LINE.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY  
May 15, 1997 Issue - Jeffersonian

Please forward billing to:

John Gontrom, Esq.  
814 Eastern Boulevard  
Essex, Maryland 21221  
410-686-8274

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-484-A  
4408 Greencove Circle  
NW/S Greencove Circle, corner SW/S Bluecrab Court  
15th Election District - 7th Councilmanic  
Legal Owner(s): Beachwood I Limited Partnership

Variance to permit a setback of 18 feet from a building face to rear lot line in lieu of the required 30 feet.

HEARING: MONDAY, JUNE 9, 1997 at 9:00 a.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 9, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-484-A  
4408 Greencove Circle  
NW/S Greencove Circle, corner SW/S Bluecrab Court  
15th Election District - 7th Councilmanic  
Legal Owner(s): Beachwood I Limited Partnership

Variance to permit a setback of 18 feet from a building face to rear lot line in lieu of the required 30 feet.

HEARING: MONDAY, JUNE 9, 1997 at 9:00 a.m., 4th floor hearing room Court Bldg., 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Beachwood I Limited Partnership  
John Gontrum, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 25, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 6, 1997

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Essex, Maryland 21221

RE: Item No.: 484  
Case No.: 97-484-A  
Petitioner: Beachwood I Ltd. Part.

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 25, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



To: Arnold L. Jablon

Date May 20, 1997

From: R. Bruce Seeley *BBS/RS*

Subject: Zoning Item # 484 Project Name **BEACHWOOD I LTD. PARTNERSHIP**  
Address

Zoning Advisory Committee Meeting of **MAY 5, 1997**

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.

- ✓ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

*Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).*

*Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).*

- ✓ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 6-436 through 26-461, and other Sections, of the Baltimore County Code).

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**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 56-97  
Item No. 484 WCR

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

/s/ Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

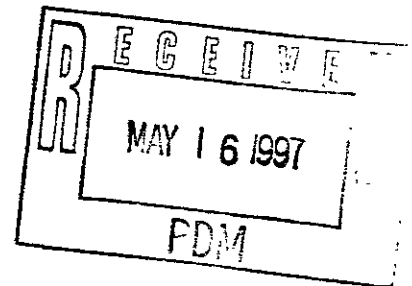
*John Alexander* 97-2363  
5/18/97  
8

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 14, 1997

FROM: *Rob* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for May 12, 1997  
Item Nos. 462, 463, 464, 471, 473,  
474, 475, 477, 478, 479, 480, 482,  
483, 484, 487 and Case No. 97-409-XA



The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE512.NOC

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

May 8, 1997

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
10400, MD 21204  
MAIL STOP-105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 5, 1997

Item No.: SEE BELOW

Zoning Agenda:

Enclosure:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

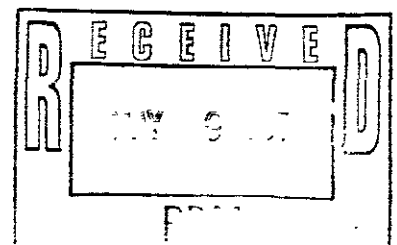
463, 471, 473, 474, 475, 476, 477, 478, 479, 480, 482.

483, 434, and 487.

REVIEWED: LT. ROBERT F. SAUERWALD

Fire Marshal Office, PHONE 867-4881. MS-1102F

1 File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits  
and Development Management

DATE: May 7, 1997

FROM: Arnold F. "Pat" Keller, III, Director  
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 445, 463, 473, 474, 476, 477, 482, 484, 487

If there should be any questions or if this office can provide additional information,  
please contact Jeffrey Long in the Office of Planning at (401) 887-3495

Prepared by:

Jeffrey W. Long

Division Chief:

Caryl L. Kerns

AFK/JL

**ROMADKA, GONTRUM & McLAUGHLIN, P.A.**

814 Eastern Boulevard  
Baltimore, Maryland 21221  
(410) 686-8274  
(410) 686-0118 FAX

ROBERT J. ROMADKA  
JOHN B. GONTRUM  
J. MICHAEL McLAUGHLIN, JR.\*

**TOWSON OFFICE:**  
307 W. ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(410) 825-0711

JILL D. LOPER

\* Also Admitted In the District of Columbia

April 24, 1997

Carl Richards  
Zoning Co-Ordinator  
Department of Permits and Development Management  
County Office Building  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Re: Beachwood Estates Variance

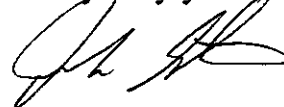
Dear Mr. Richards:

Please accept for filing the attached petition for a variance from the zoning setback requirements in a D.R. zone.

The Petition and plan were not previously reviewed.

There are no outstanding zoning violations with respect to this matter.

Very truly yours,



John B. Gontrum

cc. Joseph Maranto

DROP OFF  
NO REVIEW  
ok - ucr

484  
4/25/97



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1997

John B. Gontrum, Esquire  
814 Eastern Boulevard  
Essex, MD 21221

RE: Drop-Off Petition Review (Item #484)  
4408 Greencove Circle  
15th Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

A Final Development Plan (FDP) has been signed; therefore, an amendment is required by hearing (special hearing) or by re-submittal of the FDP.

Also, if orientation faces Blue Crab Court, all setbacks currently comply.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. J. Kellman", is written over a horizontal line.

Mitchell J. Kellman  
Planner II, Zoning Review

MJK:scj

Enclosure (receipt)

c: Zoning Commissioner



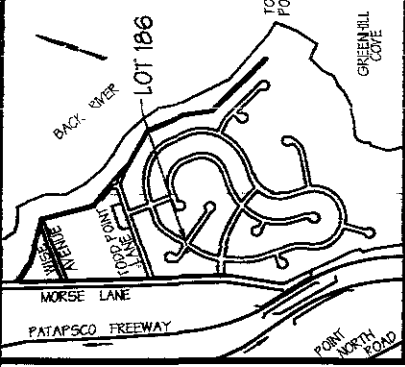
# Plat to accompany Petition for Zoning X Variance Special Hearing

PROPERTY ADDRESS: 4408 GREENCOVE CIRCLE

Subdivision name: BEACHWOOD ESTATES

Plat book# 68, folio# 98, section# PHASE I SECTION I

OWNER: BEACHWOOD ESTATES L.L.C.



VICINITY MAP  
SCALE: 1" = 2000'

NOT SOLD

DR. 3.5

CE 10.40  
FF 19.40

CE 10.40  
FF 19.40

S.W.M.  
FACILITY

NOT SOLD

DR. 3.5

## ZONING HISTORY

1984 - COMPREHENSIVE ZONING MAPS - ISSUE 7-041  
FROM M.I.M TO M.I.M AND DR. 3.5

1992 - COMPREHENSIVE ZONING MAPS - ISSUE 7-005  
FROM DR. 3.5 TO DR. 3.5

R-35-308 RECLASSIFICATION PETITION FROM DR. 1  
TO DR. 3.5 GRANTED BY BOARD OF APPEALS,  
AFFIRMED BY CIRCUIT COURT - BALT. CO. COURT  
OF SPECIAL APPEALS OVERTURNED & DENIED THE  
RE-CLASSIFICATION

1995 - 41-594 - DEVELOPMENT PLAN HEARING BEFORE  
DEPUTY ZONING COMMISSIONER

1996 - COMPREHENSIVE MAP ISSUE 7-001 FROM DR. 1  
TO DR. 3.5

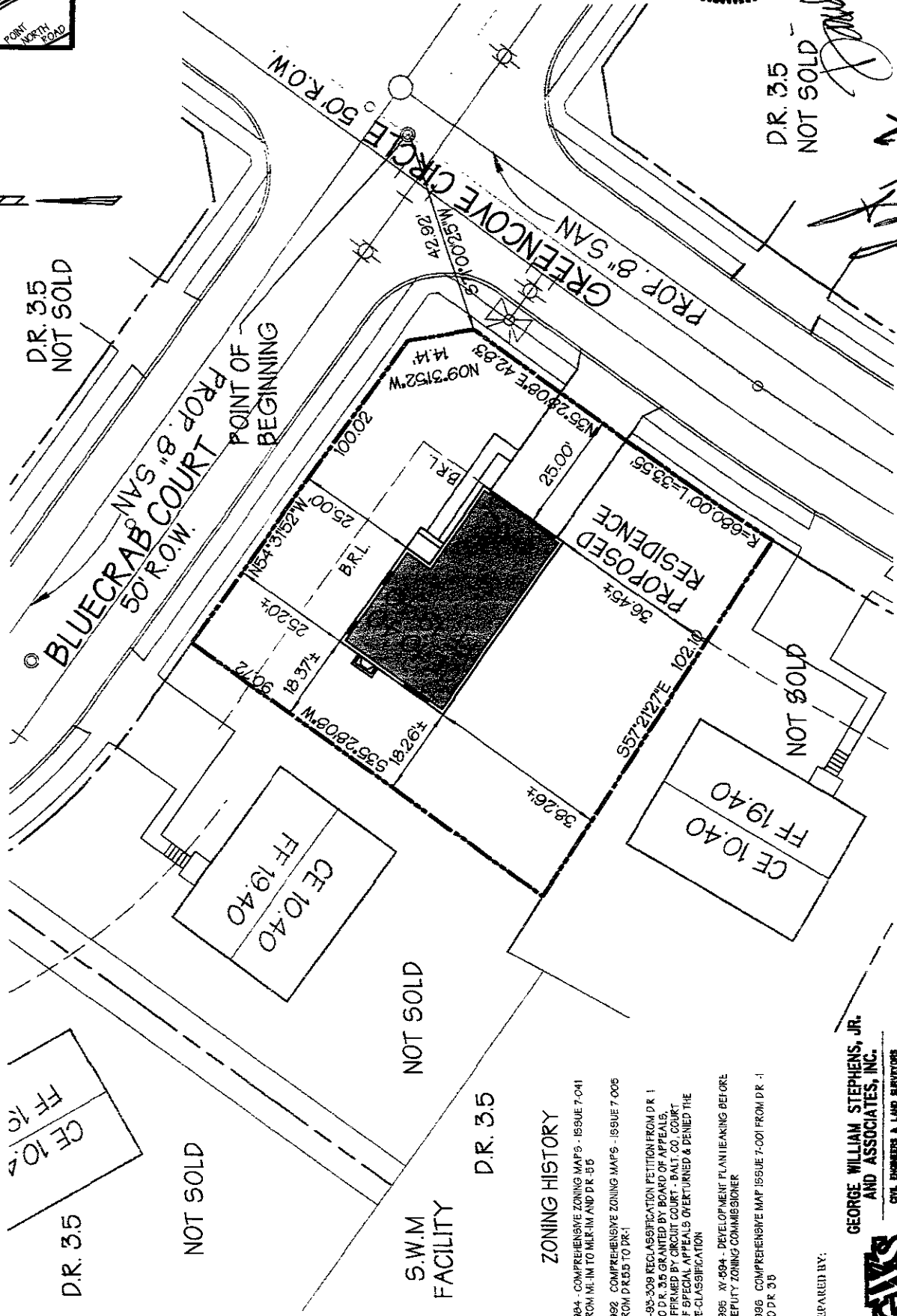
PREPARED BY:

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS  
600 KENILWORTH DRIVE, SUITE 100  
TOWSON, MARYLAND 21204  
(410) 825-4000

DATE: FEB. 28, 1997

Scale of Drawing: 1" = 30'-0"



DR. 3.5  
NOT SOLD

BLUE CRAB COURT  
50' R.O.W.

POINT OF  
BEGINNING

GREEN COVE CIRCLE  
50' R.O.W.

DR. 3.5  
NOT SOLD

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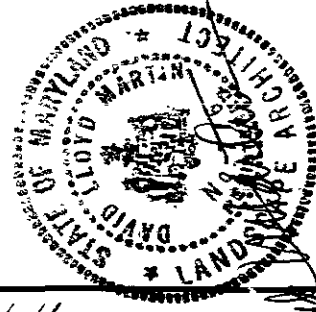
DR. 3.5  
NOT SOLD

DR. 3.5  
NOT SOLD

## LOCATION INFORMATION

COUNCILMANIC DISTRICT 7  
ELECTION DISTRICT 44/15  
1" = 200' SCALE MAP# 9-00-00  
LOT SIZE: 1770  
7710  
ACRES  
SQUARE FEET

484



ZONING OFFICE USE ONLY

Reviewed by

Item #

Case #

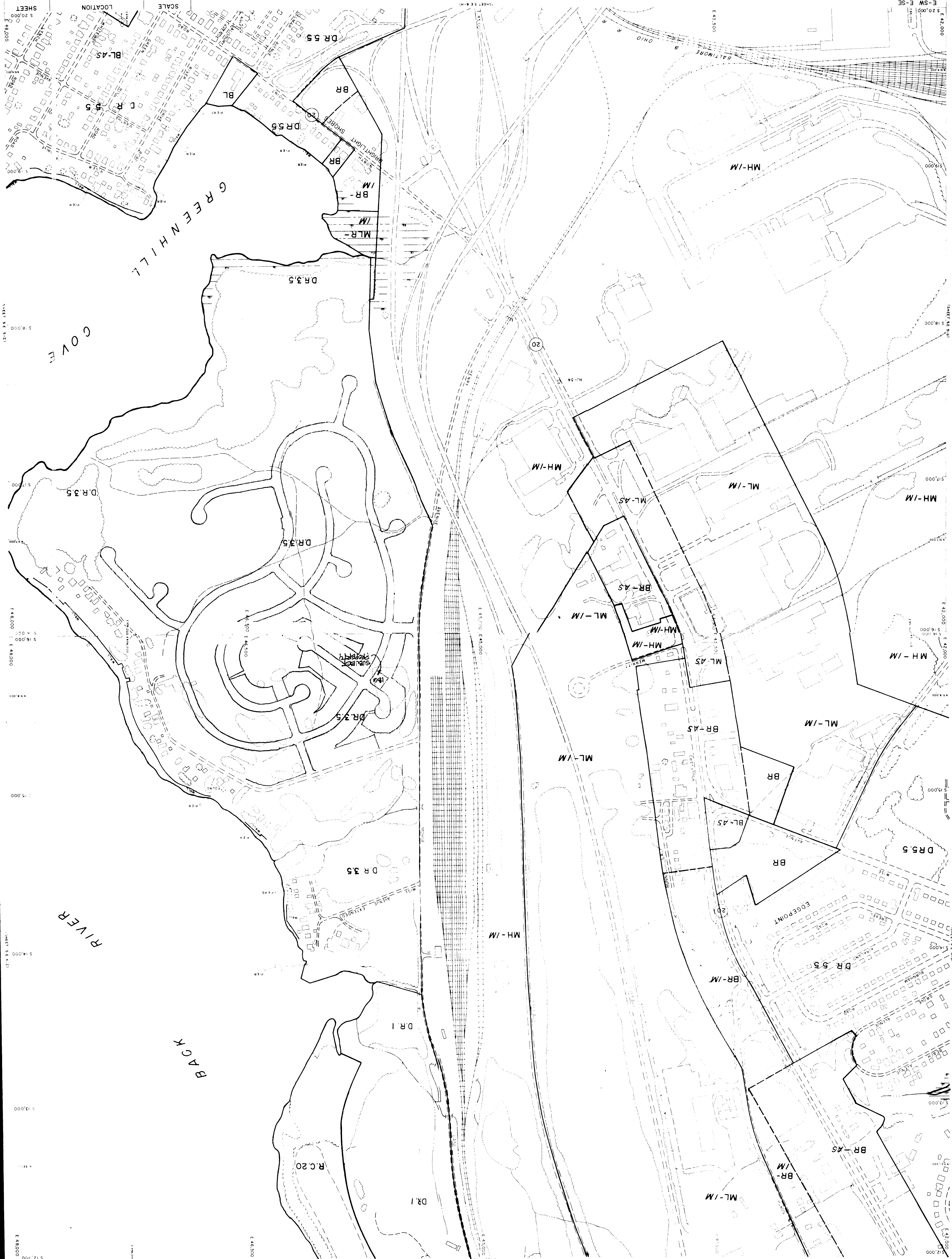
PN 7078



97-484-A

This topographic map depicts the region surrounding Fort Belknap. Key features include:

- Snake River:** A prominent river flowing through the landscape, with a bridge crossing it.
- Snake River Cove:** A body of water or a cove situated near the river.
- Snake River Hill:** A hill located to the right of the river, with a peak labeled "HILL".
- Fort Belknap:** The central location, marked with a large "X" and labeled "FORT BELKNAP".
- Grid System:** A coordinate grid is overlaid on the map, with labels such as "BL-45", "BL-46", "BL-47", "BL-48", "BL-49", "BL-50", "BL-51", "BL-52", "BL-53", "BL-54", "BL-55", "BL-56", "BL-57", "BL-58", "BL-59", "BL-60", "BL-61", "BL-62", "BL-63", "BL-64", "BL-65", "BL-66", "BL-67", "BL-68", "BL-69", "BL-70", "BL-71", "BL-72", "BL-73", "BL-74", "BL-75", "BL-76", "BL-77", "BL-78", "BL-79", "BL-80", "BL-81", "BL-82", "BL-83", "BL-84", "BL-85", "BL-86", "BL-87", "BL-88", "BL-89", "BL-90", "BL-91", "BL-92", "BL-93", "BL-94", "BL-95", "BL-96", "BL-97", "BL-98", "BL-99", "BL-100".
- Contour Lines:** Dashed lines indicating elevation changes and terrain features.
- Scale:** A scale bar at the bottom left indicates distances in feet (0 to 10,000) and miles (0 to 10).
- Legend:** A legend at the bottom right explains the symbols used on the map, including "FORT BELKNAP", "SNAKE RIVER", "SNAKE RIVER COVE", "SNAKE RIVER HILL", "BL-45", "BL-46", "BL-47", "BL-48", "BL-49", "BL-50", "BL-51", "BL-52", "BL-53", "BL-54", "BL-55", "BL-56", "BL-57", "BL-58", "BL-59", "BL-60", "BL-61", "BL-62", "BL-63", "BL-64", "BL-65", "BL-66", "BL-67", "BL-68", "BL-69", "BL-70", "BL-71", "BL-72", "BL-73", "BL-74", "BL-75", "BL-76", "BL-77", "BL-78", "BL-79", "BL-80", "BL-81", "BL-82", "BL-83", "BL-84", "BL-85", "BL-86", "BL-87", "BL-88", "BL-89", "BL-90", "BL-91", "BL-92", "BL-93", "BL-94", "BL-95", "BL-96", "BL-97", "BL-98", "BL-99", "BL-100".



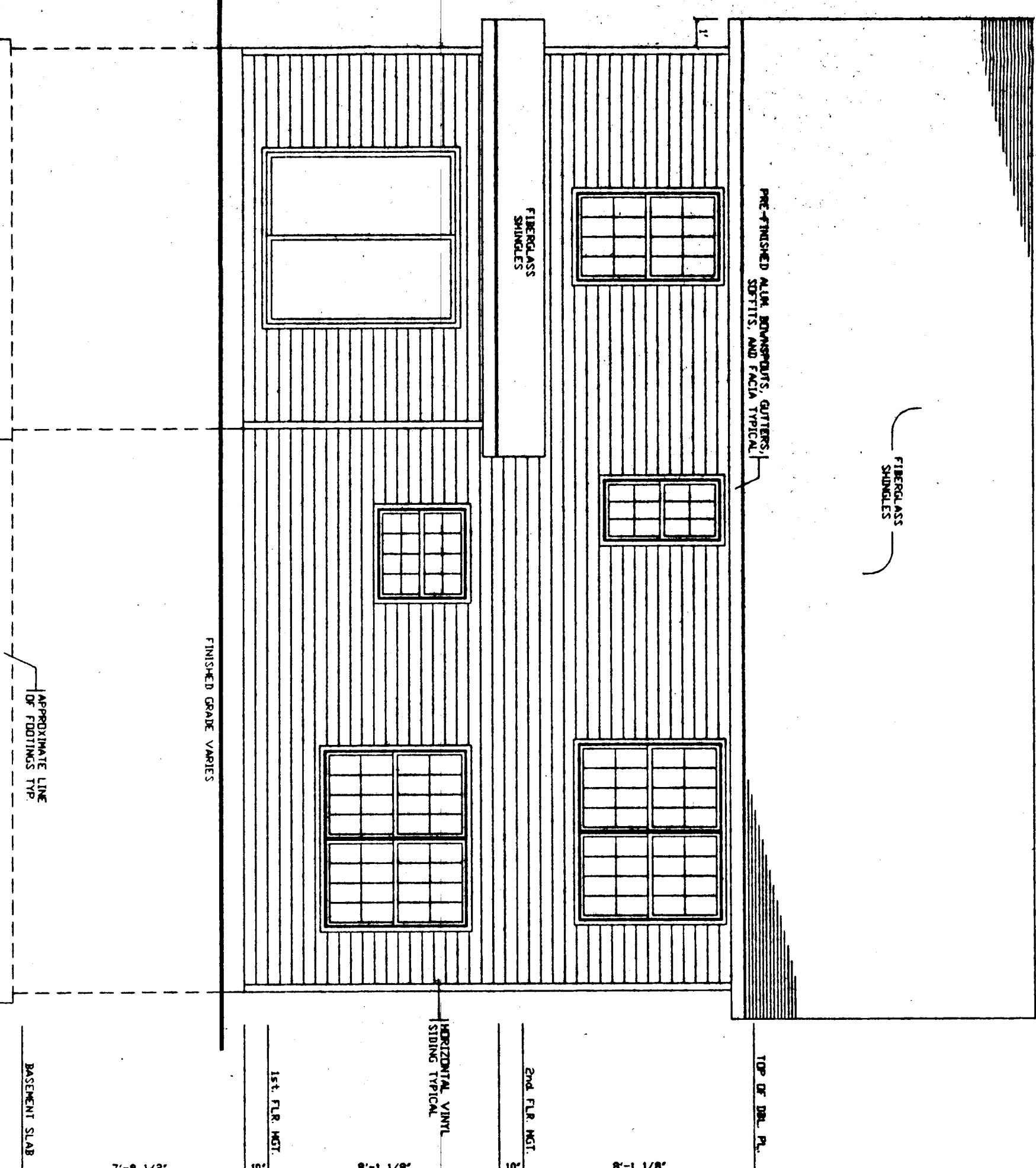
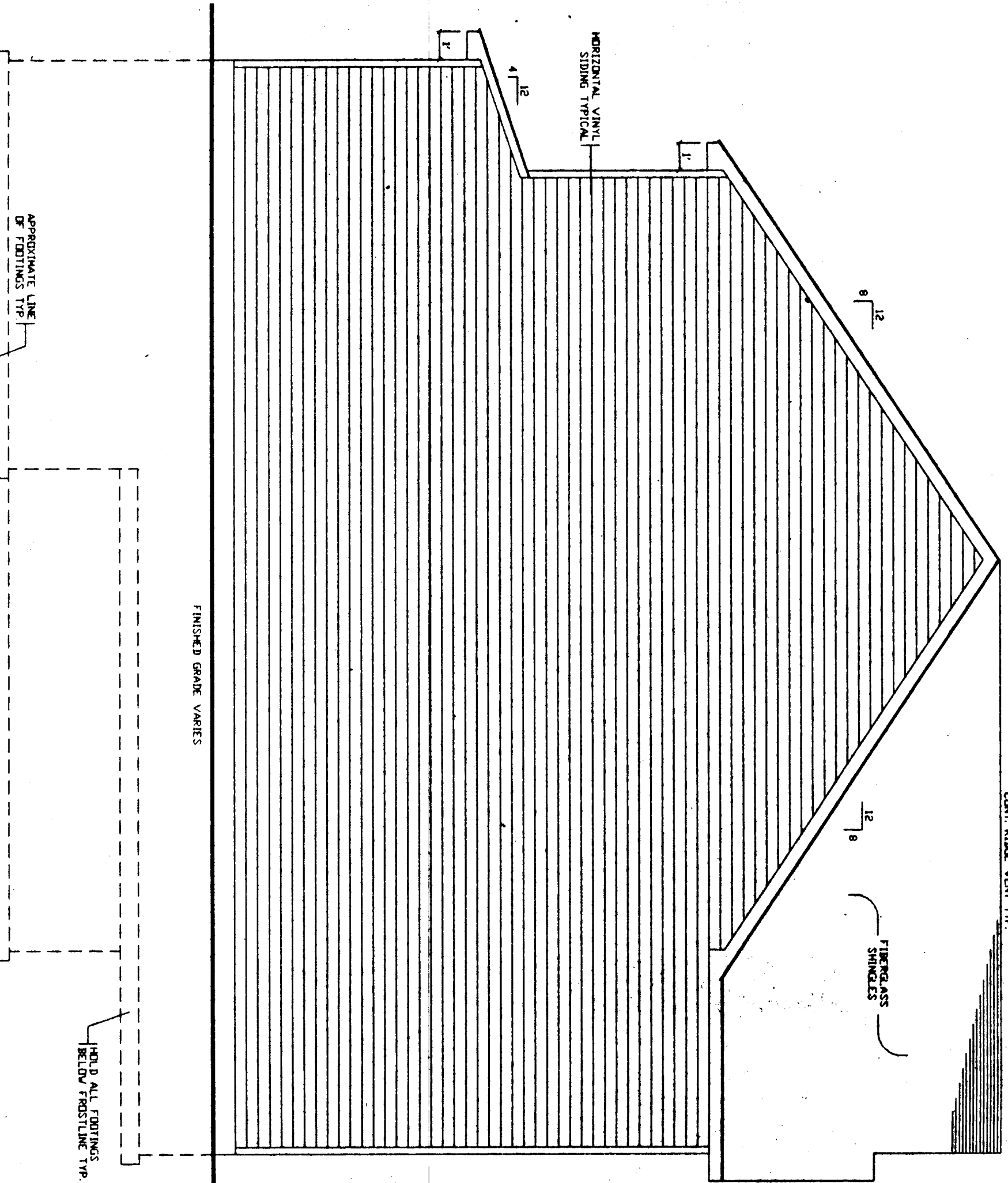






LEFT ELEVATION

REAR ELEVATION



ALL DIMENSIONS ARE APPROXIMATE

THE HICKORY

CHapel  
HOMES, INC.  
2401 YORK ROAD  
TIMONIUM, MARYLAND 21093  
(410) 560-1182

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A-2

CHAP  
HOMES  
INC.



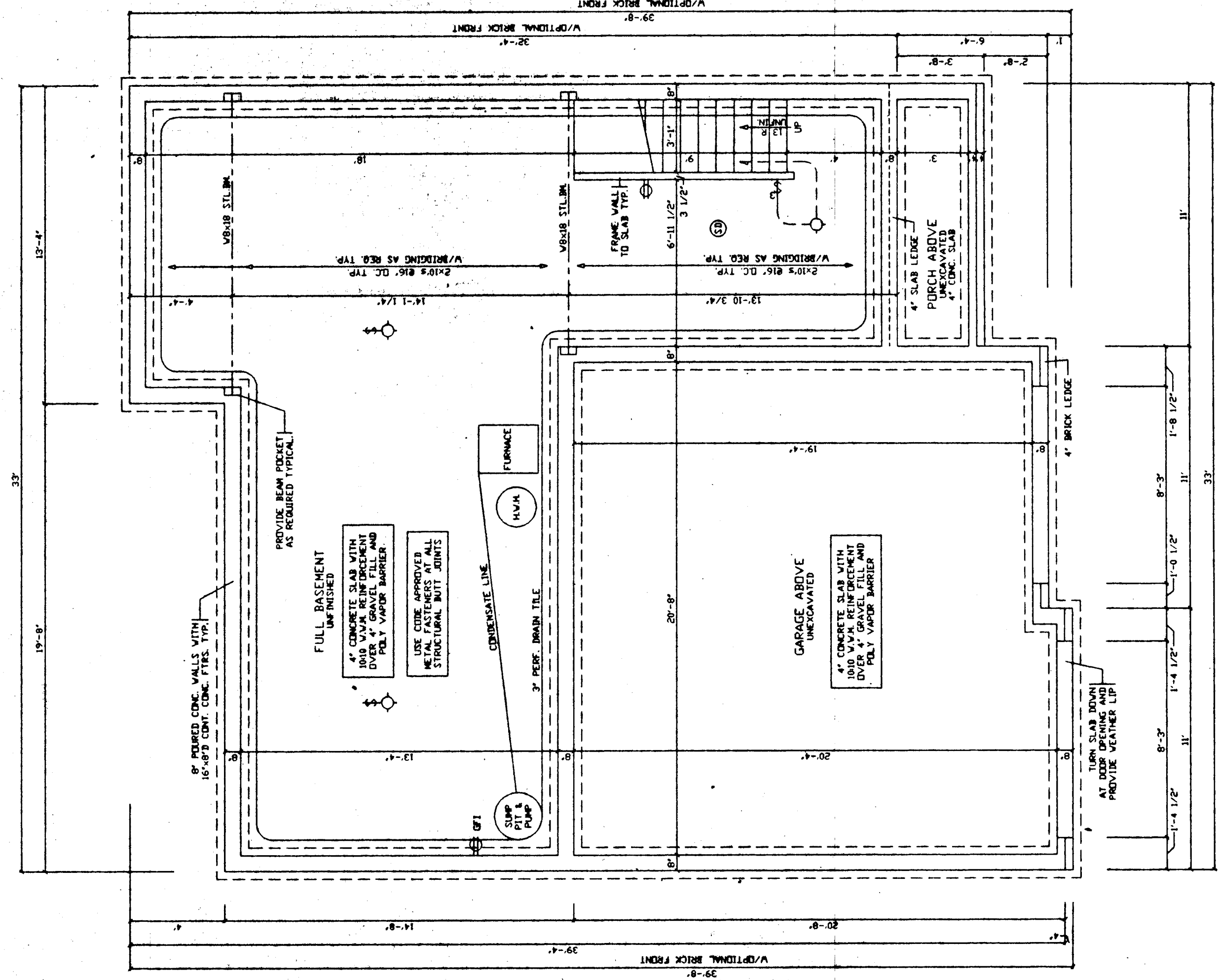
GENERAL NOTES

FRAMING NOTES:

1. EXTERIOR FRAME WALLS ARE 2" x 4" UNLESS NOTED.
2. EXTERIOR FRAME WALLS ARE 2" x 4" UNLESS NOTED.
3. EXIST SHALL BE CORRECTED UNDER NON-BEARING WALLS.
4. EXIST SHALL BE CORRECTED UNDER NON-BEARING WALLS.
5. TO FACE OF BASE STUDS UNLESS NOTED.
6. POSTS AS REQUIRED @ ALL BEARING POINTS.

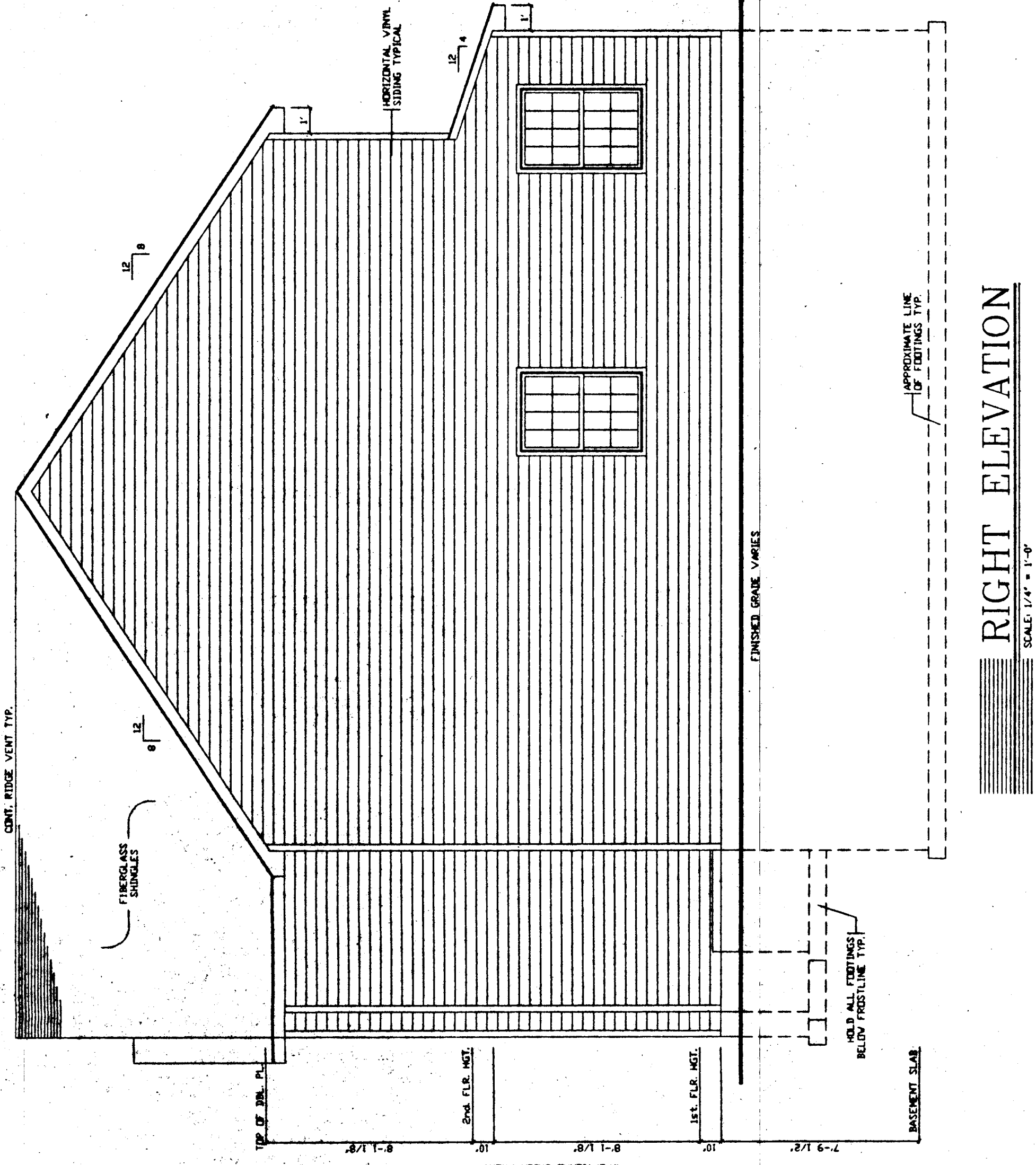
\*\*\* NOTE \*\*\*

AUTOMATED DRAFTING & DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, IS TO VERIFY ALL DIMENSIONS AND COMPLIANCE WITH LOCAL CODES. THE INFORMATION IS FOR GENERAL GUIDANCE ONLY. THE USER SHALL CONSULT WITH A PROFESSIONAL ENGINEERING ASPECTS OF THE PROJECT. THE USER SHALL CONSULT WITH A PROFESSIONAL ENGINEERING ASPECTS OF THE PROJECT.



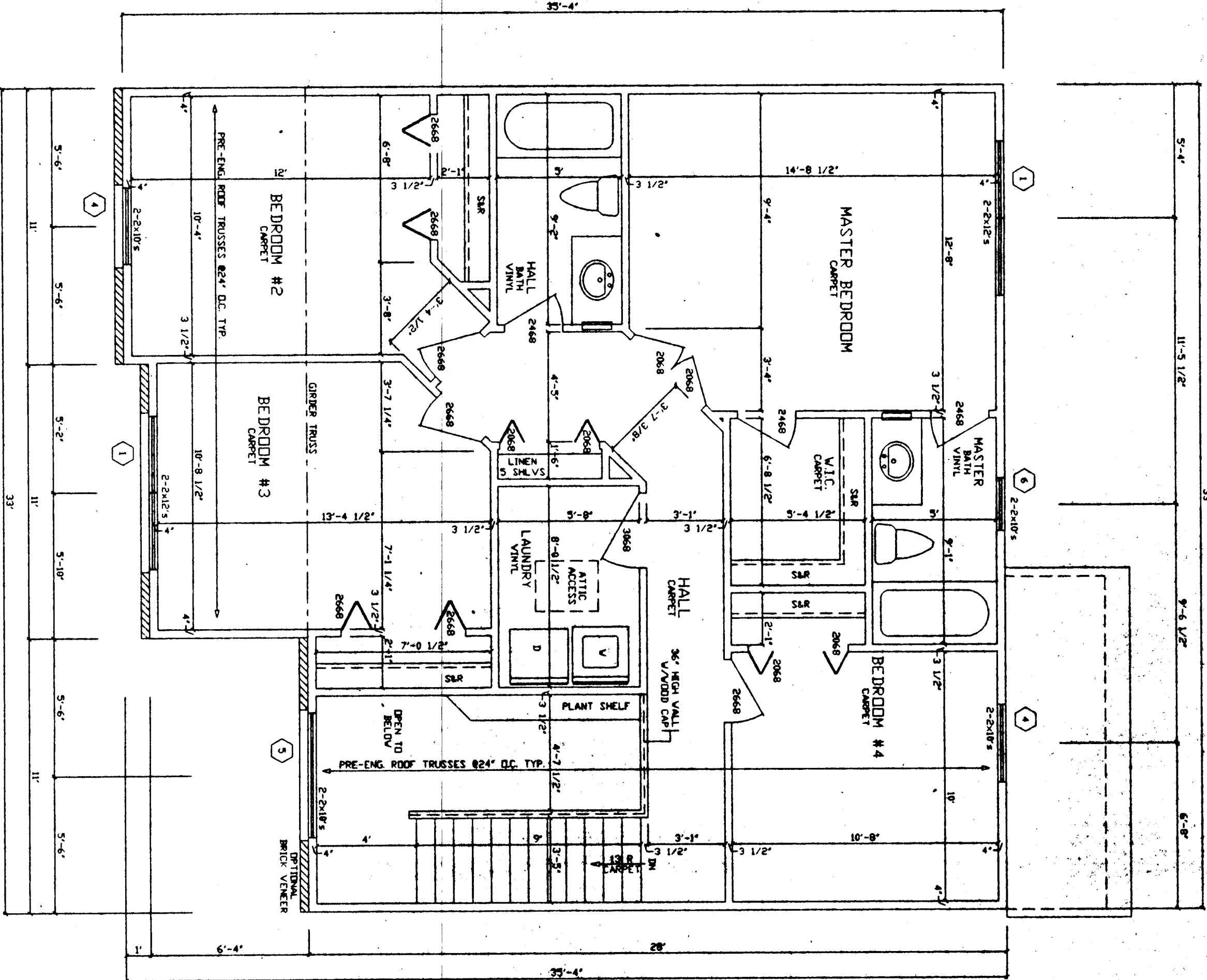
FOUNDATION PLAN

ALL ELECTRICAL TO CODE TYPICAL

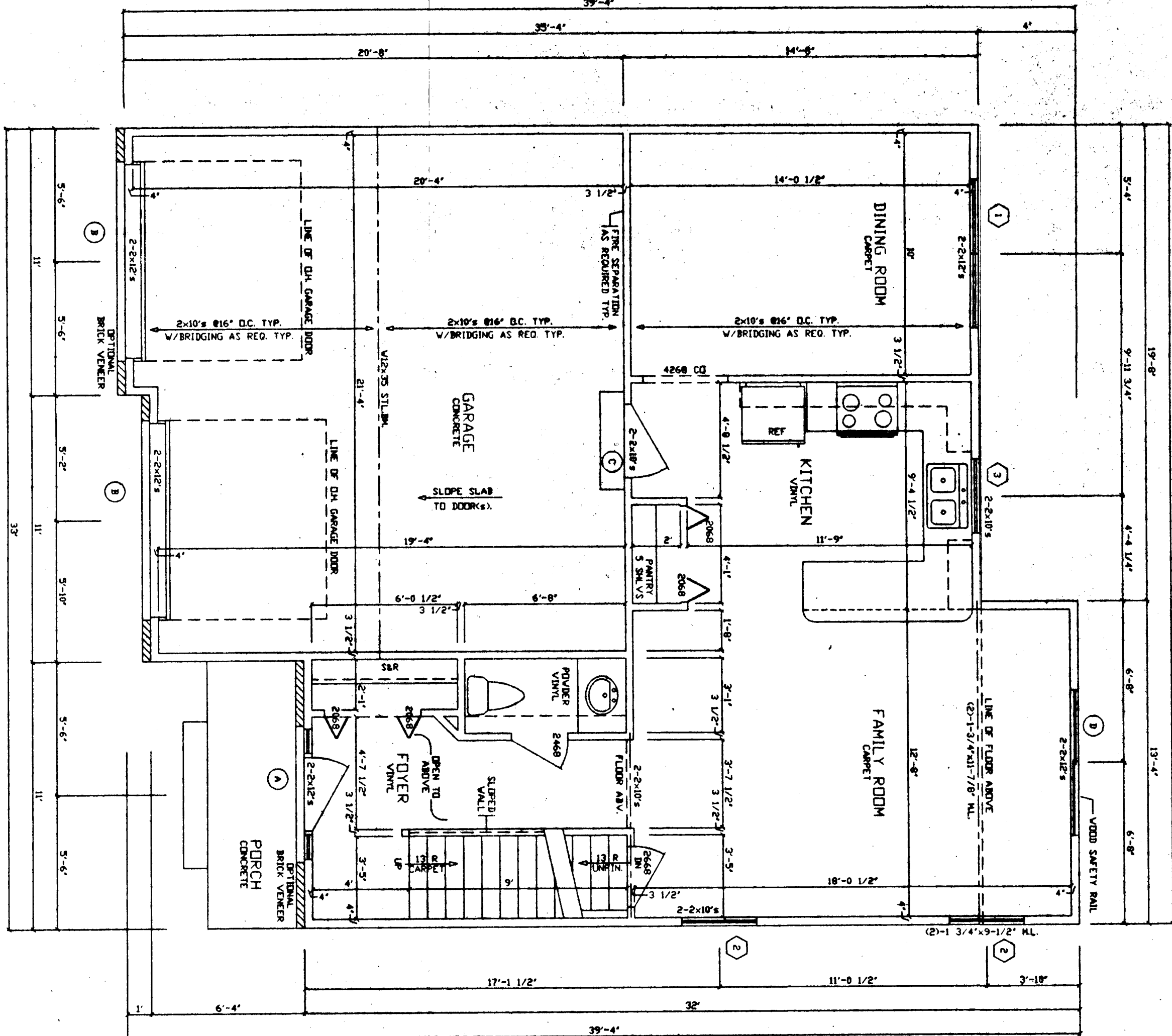


RIGHT ELEVATION





2nd. FLOOR PLAN



1st. FLOOR PLAN

MARK	NOMINAL SIZE	ROUGH OPENING	TYPE/STYLE	REMARKS
A	3068	8'-0\"/>	SWING	3068 W/1/2\"/>
B	8070	8'-0\"/>	SWING	8070 W/1/2\"/>
C	3068	8'-0\"/>	SWING	3068 W/1/2\"/>
D	6068	8'-0\"/>	SWING	6068 W/1/2\"/>

MARK	NOMINAL SIZE	ROUGH OPENING	REMARKS
1	2-3150	6'-0\"/>	TWIN NARROW MULLION
2	3068	8'-0\"/>	HOLD ABOVE COUNTER TOP
3	3068	8'-0\"/>	HOLD ABOVE COUNTER TOP
4	3068	8'-0\"/>	HOLD ABOVE COUNTER TOP
5	3068	8'-0\"/>	HOLD ABOVE COUNTER TOP
6	3068	8'-0\"/>	HOLD ABOVE COUNTER TOP

GENERAL NOTES

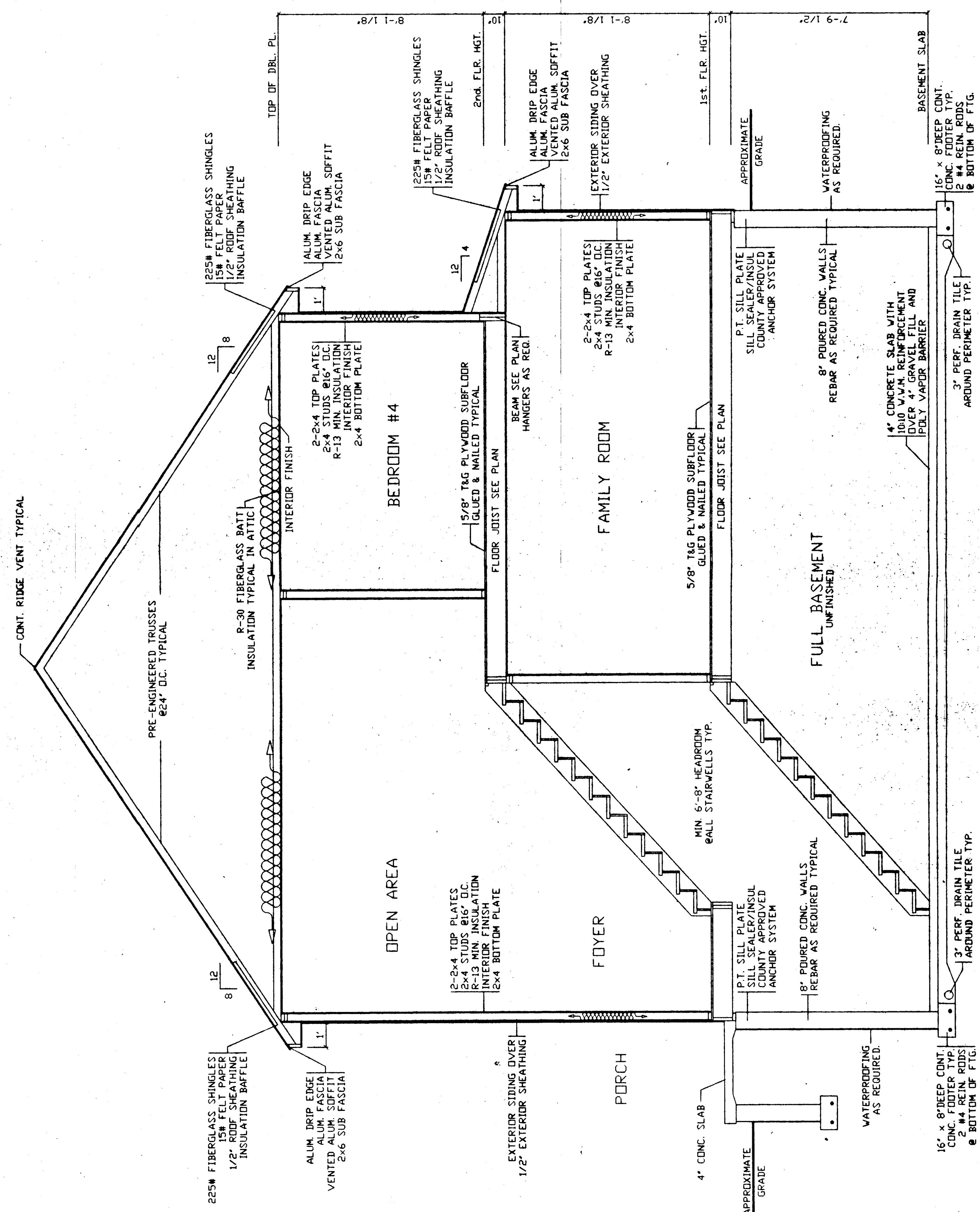
1. EXTERIOR FRAME WALLS ARE 2\"/>

REV.	DATE	BY	CHK.
1	01-14-97	A-4	

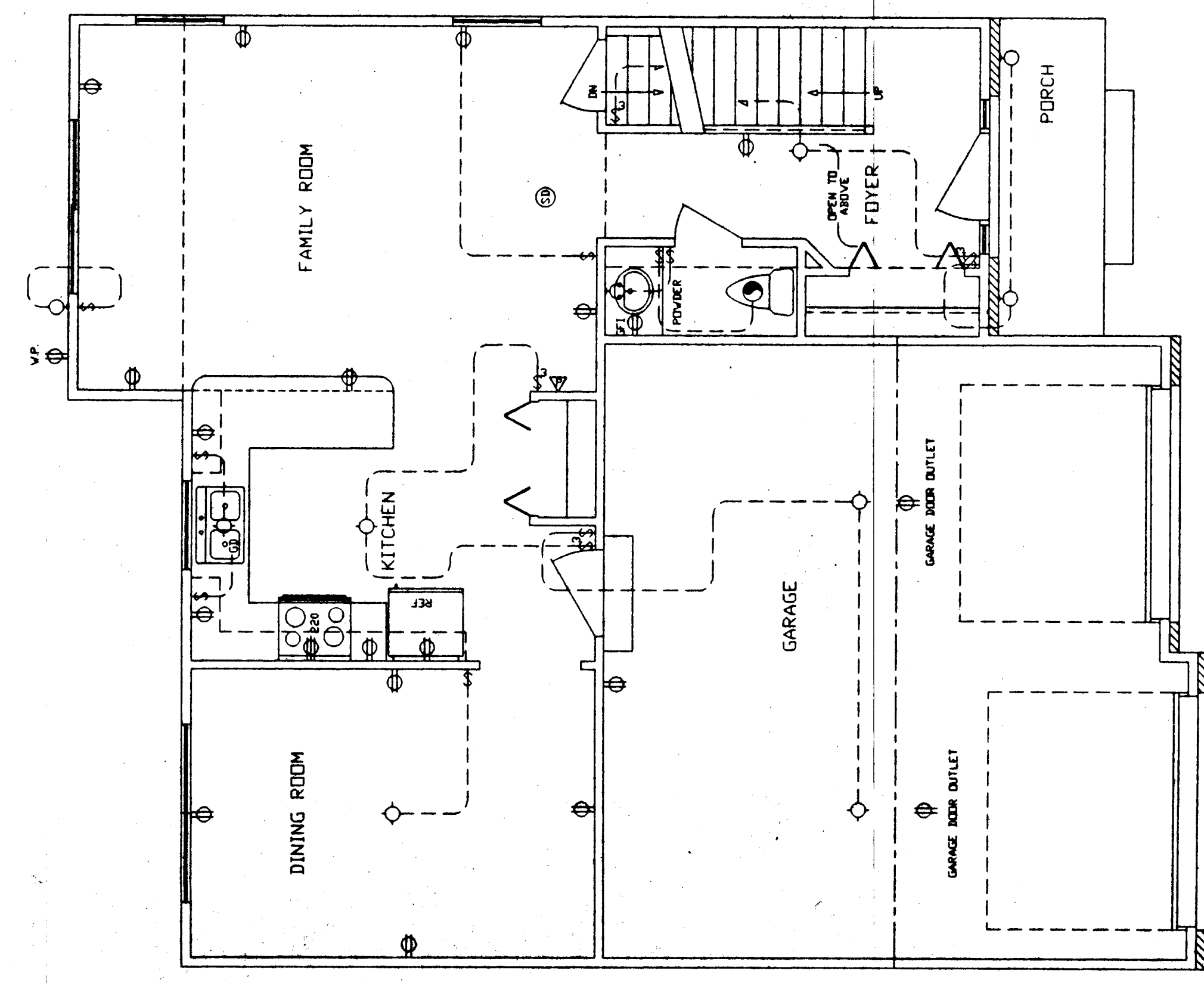
THE HICKORY

CHapel HOMES, INC.  
2401 YORK ROAD  
TIMONIUM, MARYLAND 21093  
(410) 560-1182



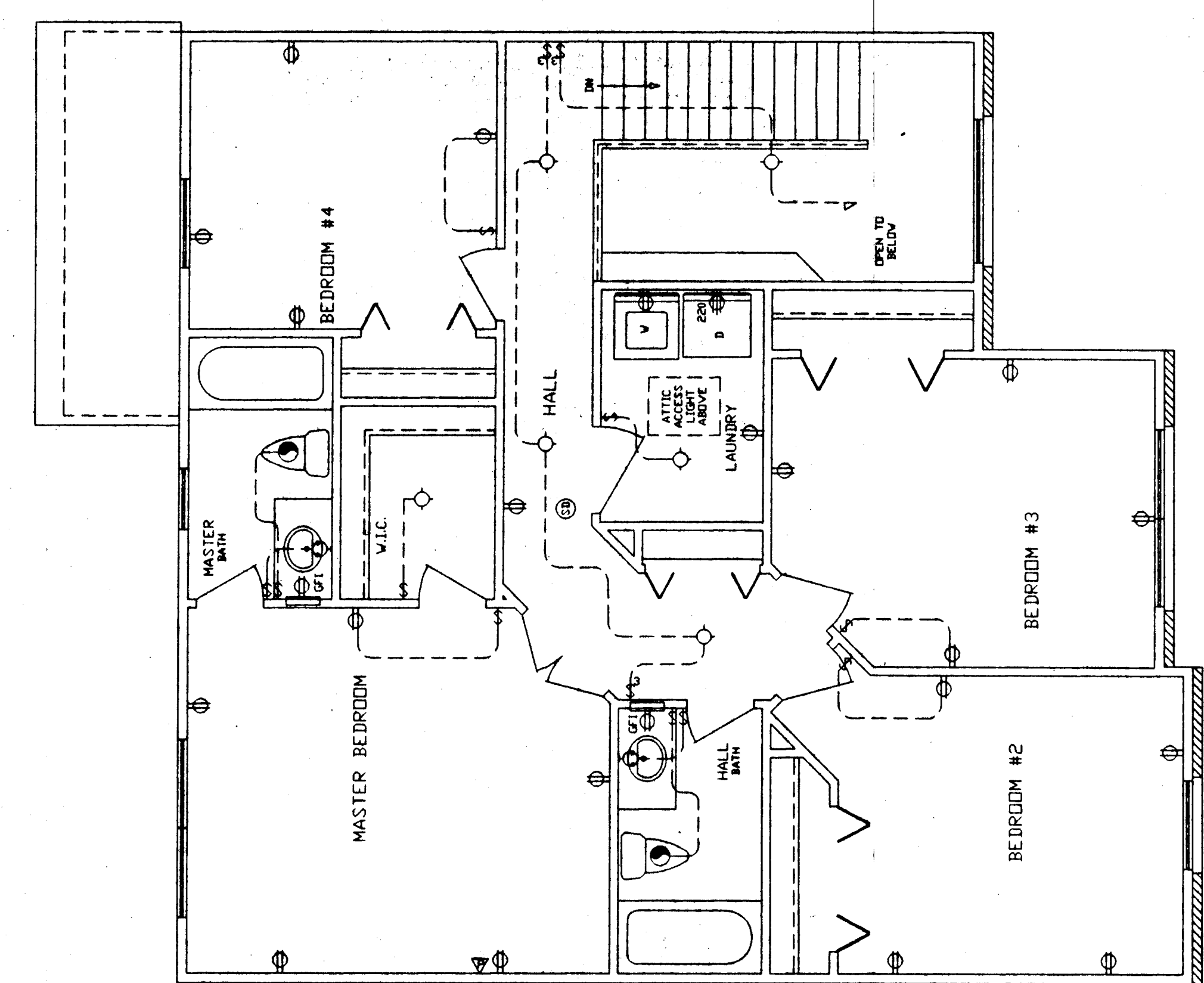


SECTION A-A



1st. FLOOR ELECTRICAL  
SCALE 1/4" = 1'-0"

ALL ELECTRICAL TO CODE TYPICAL



2nd. FLOOR ELECTRICAL  
SCALE 1/4" = 1'-0"

ALL ELECTRICAL TO CODE TYPICAL